



## Edmonton Alberta

\$149,888

Experience vibrant downtown living in this well-appointed 2 bedroom, 1.5 bathroom condo offering the perfect blend of urban convenience and lifestyle appeal. Located just steps from Edmonton's scenic river valley trails, this home is within walking distance to MacEwan University, Rogers Place, and downtown office towers. Enjoy morning coffee or evening sunsets on the private balcony with sweeping city views, or explore the many nearby cafes, restaurants, pubs, and nightlife that define the downtown core. Daily commuting is effortless with immediate access to public transit and nearby LRT stations, along with quick connections to major routes. The unit features in-suite laundry, elevator access, and secure underground parking. Conveniently located on the same level as the recreation centre and fully equipped fitness facility. A turnkey opportunity ideal for professionals, students, or investors seeking strong downtown appeal with nature close by. Immediate possession available! HURRY! (id:6769)

Living room 4.89 m X 4.25 m

Dining room 3.51 m X 2.94 m

Kitchen 2.73 m X 2.17 m

Primary Bedroom 3.88 m X 3.64 m

Bedroom 2 3.88 m X 2.74 m

Laundry room 0.83 m X 0.91 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.edmontonhomepros.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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